

LORD NELSON DRIVE

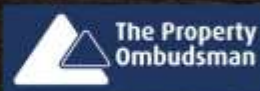
Costessey, Norwich NR5 0UE

Freehold | Energy Efficiency Rating : TBC

To arrange an accompanied viewing please pop in or call us on 01603 336446

FOR SALE

PROPERTY



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STARKINGS & WATSON

- Detached Family Home
- Excellent Access to A47 & Longwater
- Sitting/Dining Room with French Doors
- Modern Fitted Kitchen
- Bathroom, En Suite & Cloakroom
- Three Double Bedrooms
- Landscaped Gardens to Rear
- Driveway Parking & Carport

IN SUMMARY

This IMMACULATELY PRESENTED HOME has been well looked after since built and UPDATED to offer modern neutral décor in a position SET BACK FROM THE ROAD. The front garden is adjacent to the OFF ROAD PARKING which has space for THREE CARS including the covered spaces and there is a gate to the rear garden. The accommodation features an entrance hall, MODERN FITTED KITCHEN, cloakroom, and well proportioned SITTING/DINING ROOM with FULL HEIGHT WINDOWS and FRENCH DOORS to the enclosed PRIVATE GARDEN. To the first floor, THREE DOUBLE BEDROOMS can be found including the master with EN SUITE, and a family bathroom. The development is just off DEREHAM ROAD which connects to NORWICH and the A47.

SETTING THE SCENE

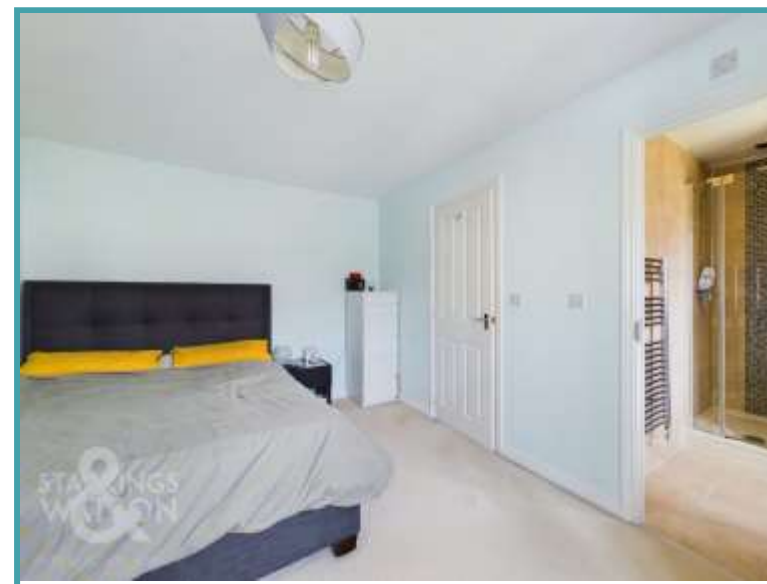
Set back from the road with a contemporary planted front garden, a hard standing footpath leads to the front door, with a three car driveway with gated access to the gardens to the side, and door to the front.

THE GRAND TOUR

Stepping inside, there is engineered oak wood flooring underfoot and the stairs to first floor. Doors lead from here into the modern fitted kitchen which has wall and base level units with rolled edge work surfaces and an inset one and a half bowl stainless steel sink. In terms of appliances, an inset gas hob, built-in electric oven and extractor fan are in place for cooking, with space for fridge/freezer, washing machine and dishwasher. The sitting room offers a fantastic open plan entertaining space with continued engineered oak wood flooring and uPVC double glazed full height windows and French doors to rear. There is space for a dining table whilst the built-in under stairs storage cupboard provides useful storage. Finally to the ground floor, a cloakroom is found with a two piece suite. Upstairs, three bedrooms lead from the landing of which one is positioned above the car-port whilst the main bedroom is en suite. There is also a family bathroom adjoining the landing which has a three piece suite for servicing the other bedrooms.

THE GREAT OUTDOORS

Leading from the sitting room, French doors open up onto a hard standing patio, and main lawned expanse, offering huge potential for further landscaping if required.



To arrange an accompanied viewing please call our Costessey Office on **01603 336446**



OUT & ABOUT

Lord Nelson Drive is located at the front of the popular Hampdens development, just outside Costessey, and a short drive from Longwater Retail Park. Various amenities can be found close by within a short drive, including shops, schooling and major transport links, including to the A47.

FIND US

Postcode : NR5 0UE

What3Words : ///royally.parsnips.storybook

VIRTUAL TOUR

View our virtual tour for a full 360 degree of the interior of the property.

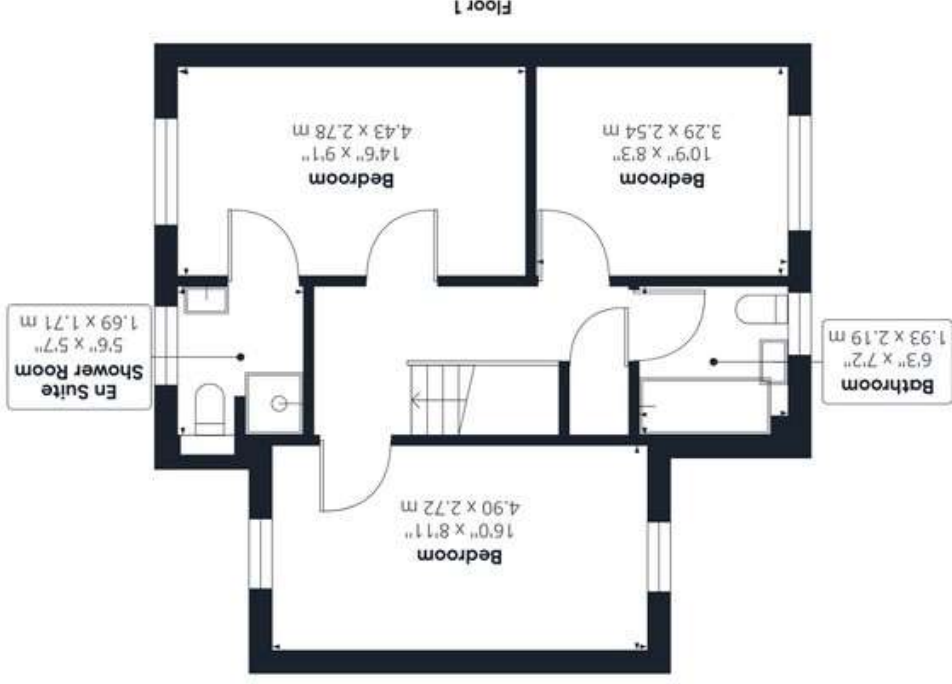
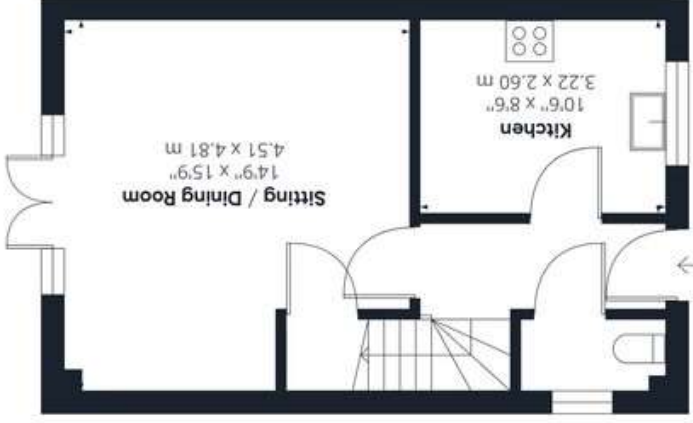
Disclaimer: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Price:



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Approximate total area⁽¹⁾

912.05 ft²

84.73 m²

(1) Excluding balconies and terraces

GIRAFFE 360
While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.